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improvements, Lessee shall place that portion of the demised premises in the same condition as prior to the installation or placement thereof. Lessor may, upon the termination of this Lease, give written notice to Lessee to remove, and thereupon Lessee shall remove such alterations, improvements and additions, and restore the premises to the same good order and condition in which they were prior to the making of such alterations, additions or improvements, except for reasonable use and natural wear and except for that portion of any damage and loss for which Lessor is reimbursed by insurance coverage. Lessor may require, as a condition for its consent to the making of any exterior and interior alterations, additions or improvements, proof of the procurement of all municipal permits and other governmental permits for such alteration, approval of Lessor of detailed plans and specifications for any structural change or alterations, which approval should not be unreasonably withheld, and satisfactory guarantee against mechanics' liens. Lessor may also require proof of workmen's compensation, public liability and property damage insurance in amounts and in companies satisfactory to Lessor. Notwithstanding the foregoing, Lessee may make all non-structural alterations, improvements or\*

DISPLAY OF SIGNS

16. Lessor is hereby given the right to enter the demised premises and to exhibit the same to prospective purchasers. Lessor shall also have the right at any time during the ~~last three months of the~~ term of this Lease to exhibit the premises to prospective tenants and to display "for sale" or "for rent" signs, and the Lessee agrees that such signs may remain unmolested upon the demised premises.

16.1 Lessee shall have the right to install, maintain and display upon the leased premises such inside and outside signs as Lessee may reasonably deem necessary or desirable for the carrying on of its business, provided that such signs shall be restricted to those advertising Lessee's name or the products manufactured or sold by Lessee, and shall comply with all local, county or state laws, or any regulations and restrictions applicable thereto. Lessee agrees that all signs installed by it shall not hinder the obtaining of any liability or fire insurance required under the terms of this Lease and shall not create any damage to the premises being leased at the time of installation. Further, Lessee agrees that at the time this Lease is terminated, Lessee shall remove the signs upon request by Lessor and repair or replace at Lessee's cost any damage done by installation thereof, normal wear and tear excepted.

\*alterations to the demised premises without the consent of the Lessor. At the end of the term hereof, Lessee may remove all of its trade fixtures and equipment.

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